

**ZONING BOARD OF APPEALS AGENDA
NOTICE OF PUBLIC HEARING**

DATE: TUESDAY, MAY 9, 2006

TIME: 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS,
54111 BROUGHTON ROAD, MACOMB, MI 48042

Call Meeting to Order.

1. Roll Call.
2. PLEDGE OF ALLEGIANCE.
3. Approval of Agenda Items. *(with any corrections)*
Please Note: All fees have been paid and all property notices have been mailed
4. Approval of the previous meeting minutes

AGENDA ITEMS:

5. VARIANCE REQUEST FROM ZONING ORDINANCE;
Section 10.0704A4-Request to create a parcel without 300' of continuous road frontage.
Located on South side of 24 Mile Road, 1/2 mile East of North Avenue; Seciton 13; Elro Corporation, Petitioner. Permanent Parcel No. 08-13-200-023. (Tabled from March 14, 2006)
6. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary the decision of the Planning Commission to deny the approval of the installation of cell tower equipment outside the building.
Located on North side of Hall Road, west of Tilch Road; Seciton 31; Metro PCS Michigan, Petitioner. Permanent Parcel No. 08-31-331-002. (Tabeld from March 14, 2006)
7. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Section 10.0704 A 2 d-Request to exceed the 3 to 1 ratio by 41.76'.
Section 10.0704 A 2 a-Request to develop a lot without sufficient area.
Located on the west side of Marseilles Street, approximately 700' north of 22 Mile Road.; The South 1/2 of Lot 16 of Volkaert Subdivision; Section 21; Julio Ruvolo II, Petitioner. Permanent Parcel No. 08-21-376-016.
8. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Section 10.0347-Request to vary door opening distance from a residential district.
Unit 24 of Regency Commerce Center; Located on East side of Regency Center Drive, 2000' north of 23 Mile Road; Section 17; Walter D'Aloisio, Petitioner. Permanent Parcel No. 08-17-344-024.

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9. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Section: 10.0347-Request to vary door opening distance from a residential district.
Unit 25 of Regency Commerce Center; East side of Regency Center Drive, 2000' North of 23 Mile Road; Seciton 17; Walter D'Aloisio, Petitioner. Permanent Parcel No. 08-17-344-025.
10. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Permission to vary:
Section 1603B.33-Request to allow a fast food restaurant within 300' of residential property
Section 1605(g)-Request to waiver the 40' setback requirement.
Located on North side of Hall Road, between Deneweth and North Branch; Sedtion 35; Talon Development Group, Petitioner. Permanent Parcel No. 08-35-476-042.
11. VARIANCE FROM THE PROVISION OF THE Fence Ordinance;
Permission to vary the height of a fence from 6' to 8'.
Located on Northwest corner of Hall and Garfield Roads; Section 32; Detroit Edison, Petitioner. Permanent Parcel No. 08-32-300-018.
12. VARIANCE FROM THE PROVISION OF THE ZONING ORDINANCE;
Section 10.0323A10(X)-Request to allow off-street parking on the contiguous Home Depot site.
Section 10.1603B 29-Request to allow the combination of contiguous parcels to form the basis for a "shopping center"
Section10.1706A-Request to allow the center to be under one operating and management agreement with Home Depot and above parcels 08-34-300-027 and 08-34-300-028.
Located on North side of Hall Road, approx. 680' east of Heydenreich.; Section 34; Frank Jonna, Petitioner. Permanent Parcel No. 08-34-300-027
13. Old Business
14. New Business
15. Planning Consultant Comments
16. Motion to receive and file all correspondence in connection with this agenda.

ADJOURNMENT

Michael D. Koehs, CMC
Macomb Township Clerk

MDK/bk